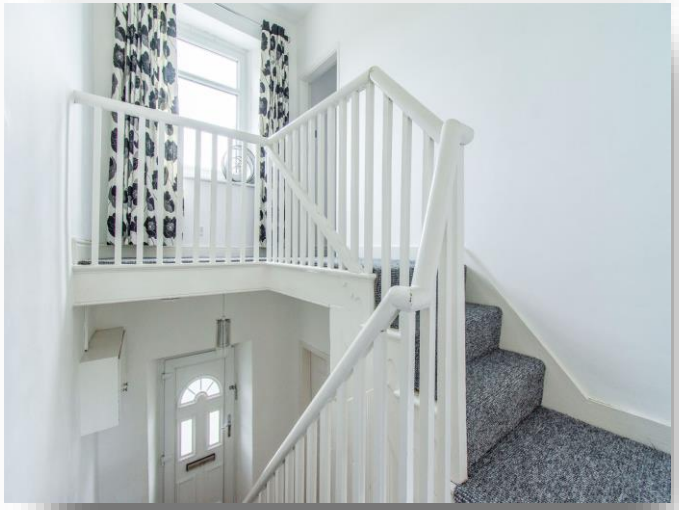






High Street, Bolton upon Dearne, ROTHERHAM, S63 8LH

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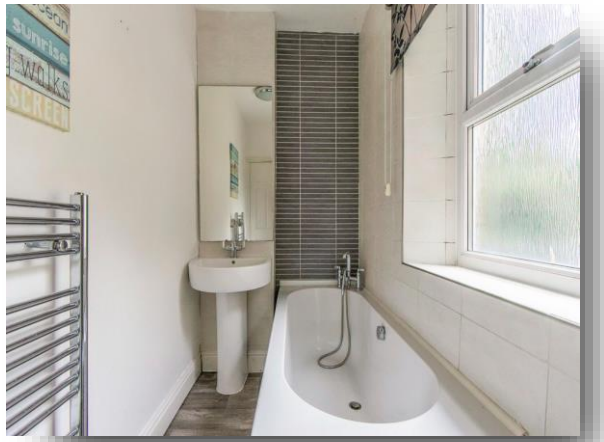
High Street, Bolton upon Dearne, ROTHERHAM

GUIDE PRICE £75,000-£80,000ATTENTION INVESTORS/FTB! JUST BRING YOUR THINGS AND MOVE IN! This stylish, modern throughout character property is perfect for a professional couple or first time buyer. Or are you an investor looking to expand your portfolio?- no work needed- ready for a tenant to move straight in! Positioned close to local amenities, schools and quick access to public transport. Beautifully presented you really need to view this property to see the quality it has to offer!













Entrance Hallway
Comprises of a front facing UPVC double glazed entrance door, with laminate flooring throughout. Having a central heating radiator and a spacious staircase leading to the first floor landing, with a UPVC double glazed window in the middle of the staircase.

Lounge
12' 4" x 12' (3.76m x 3.66m)
Presents a front facing UPVC double glazed window, central heating radiator, a gas fire surrounded by a fire place, with an added under stairs cupboard, (useful extra storage space) with a rear facing UPVC double glazed window.

Kitchen
12' 2" x 12' 10" (3.71m x 3.91m)
Boasting a well presented stylish kitchen, having partially tiled walls, and a range modern black high gloss wall and base units, work surfaces, and a stainless steel sink and drainer. Having a integrated electric oven, a gas hob, plumbing for a washing machine and a central heating radiator. Boasting a fairly new gas central heating boiler! The kitchen has two UPVC double glazed windows that are rear and side facing and has a UPVC door leading to the rear.

Bedroom One
12' 1" max x 12' 3" (3.68m max x 3.73m)
A double room comprising of a front facing UPVC double glazed window and a central heating radiator.

Bedroom Two
5' 2" x 12' 11" (1.57m x 3.94m)
The second bedroom presents a rear facing UPVC double glazed window and a central heating radiator.

Bathroom
Modern bathroom suite in white which comprises of a bath with mixer taps and a shower attached, a W/C, and hand wash basin. Stylish chromium towel rail and a side facing UPVC double glazed window.

Outside
To the rear of the property is a low maintenance paved and pebbled area with a brick outbuilding perfect for storage.

welcome to

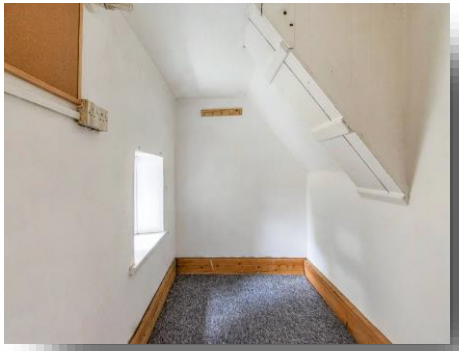
High Street, Bolton upon Dearne, ROTHERHAM

- ***GUIDE PRICE £75,000-£80,000***
- STUNNING 2 Bed Character Property!
- Entrance, Lounge and Kitchen
- 2 Bedrooms and Family Bathroom
- Boasting New flooring throughout
- Low Maintenance Paved Rear Garden
- Brick Built Outbuilding Perfect For Storage

Tenure: Freehold EPC Rating: E

guide price

£75,000 - £80,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
MXB113646 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01709 583267

mexborough@williamhbrown.co.uk

4 Main Street, MEXBOROUGH, South Yorkshire, S64 9DW

williamhbrown.co.uk